

**Minutes of the Meeting of the Avon Township Planning Board**  
October 28, 2009  
Avon City Hall

**Call to Order:** The regular meeting of the Planning Board was called to order by Chairman Mergen at 8:00 P.M.

**Pledge:** Everyone stood for the Pledge of Allegiance.

**Roll Call:** Present – Ken Mergen, Roger Nelson, Gerry Kremers, Lowell Rushmeyer, Stephen Saupe. Supervisors Gondringer, Bresnahan and Merdan were also present.

**Approval of Agenda:** Added to the agenda were: (a) report from the Avon Hills Initiative meeting; and (b) a land purchase update. Mergen moved to approve the agenda as amended. Kremers second. Motion carried.

**Minutes:** A few minor typos were corrected in the minutes from the September 30<sup>th</sup> meeting. Rushmeyer moved to approve the minutes with the indicated corrections. Mergen second. Motion carried.

**Business:**

1. **CapX2020 Report** – Bresnahan reported that he had been in contact with Faegri & Benson attorneys regarding them representing us against the proposed location of the line through the township. However, they may also be representing Excel which means that they have a conflict of interest. However, considering this firm had represented the township for a similar issue long ago, Bresnahan suggested that the township has priority. We may need to find alternate representation.
2. **Avon Hills Report** – there will be a committee of citizens and others to assess the route of the CapX2020 power line. It is likely there will be representatives from the township, Avon Hills, country. Rushmeyer will represent the Avon Hills.
3. **County Conservation Districts** – there was a discussion of the County planning process to develop Conservation Overlay districts in Stearns County. The purchase of TDR's will likely be part of the final rules. The planning process should be complete in March or April, though it may take longer.
4. **Bremer Foundation Grant** – Krain Township received funding from the Otto Bremer Foundation to support construction of their new town hall. Saupe will contact Krain Township for more information.
5. **Township Hall Property Selection** – Three properties (Streit, Anderson, Burrows) are currently under consideration for acquisition for the new township facility. Bonestroo provided an analysis of potential site preparation costs for the three properties. The advantage of the Burrows property is that it has high visibility on County Road 9, has relatively low site prep costs, and could be a potential site for a fire hall in the distant future in the St. Anna area. Disadvantages are that traffic could be hazard and the site is the most expensive and larger than absolutely required. The advantages of the Streit property is that it is near St. Anna, relatively level and would be the least expensive for site preparation costs. The downside is

that it is on a dead end road which provides more security concerns and is less visible. The Anderson property has the advantage of the most centralized location, and is on Queen's Road which is high visibility but lacks the traffic concerns on County Road 9, and has moderate site preparation costs. A straw poll was taken of those present rating the three properties (1 = top choice). The Anderson property was ranked first (12 points) while the Burrows and Streit properties were tied for second (18 points). Saupe moved to recommend to the Supervisors that, based on available evidence, to pursue the acquisition of the Anderson property for construction of a township facility. Nelson second. Motion carried (4 in favor, Mergen opposed).

6. Stephen Plantenberg provided an overview of three main routes for construction – Construction management, construction management at risk and owner's representative. According to Plantenberg, the latter option is most expensive but provides the township with the greatest oversight of the project and greatest 'bang for the buck.' Plantenberg also indicated that we should complete a materials inventory (i.e., office needs, computer needs, square feet) to help the planning process so that we know how large a space we will need.

**Reports/Announcements:** Rushmeyer reported that the Joint Powers Board approved the request by the Spanier's to rezone their property. There were no public comments against the proposal and the rezoning keeps in line with the neighborhood.

**Adjournment:** Nelson moved to adjourn the meeting at 9:20 PM. Mergen second. Motion carried.

**Next Meeting:** The next meeting is November, 25, 2009.

Respectfully submitted,

Stephen Saupe, Deputy Clerk  
Minutes amended & approved: